



Boot Hill Drive | Rainham, Gillingham, ME8 7FD



Asking Price £399,995 Freehold

**ROBINSON MICHAEL & JACKSON**  
Our service will *move* you



## Boot Hill Drive, Rainham

Robinson Michael and Jackson are delighted to offer this brand new three-bedroom semi-detached home situated on the prestigious Berengrave Gardens development.

### Property Features

- Council Tax:
- EPC Rating: B
- 937 Square Feet
- 0.48 Miles to Rainham Train Station
- Walking distance to Schools
- Downstairs Cloakroom
- Stunning Kitchen with Integrated Appliances
- En Suite to Master Bedroom
- Turfed Garden
- Ready to move in



## Interior

**Entrance Hall** Composite front door. Stairs to first floor. Laminate flooring.

**Cloakroom** Double glazed window to front. Low level WC. Wash hand basin. Laminate flooring. Radiator.

**Kitchen/Diner** 4.78m x 2.9m (15'8" x 9'6") Double glazed window to front. Range of wall and base units with worksurface over. Integrated oven and hob. Cupboard housing boiler. Fridge freezer. Laminate flooring.

**Living Room** 5.08m x 3.66m (16'8" x 12') Double glazed door to rear. Double glazed window to rear. Under stairs cupboard. Carpet. Radiator.

**Landing** Access to loft. Carpet.

**Master Bedroom** 3.66m x 2.87m (12' x 9'5") Double glazed window to rear. Carpet. Radiator.

**Ensuite** Low level WC. Wash hand basin. Enclosed shower. Laminate flooring.

**Bedroom Two** 2.87m x 2.4m (9'5" x 7'10") Double glazed window to front. Carpet. Radiator.

**Bedroom Three** 3.66m x 2.13m (12' x 7') Double glazed window to rear. Carpet. Radiator.

**Family Bathroom** Double glazed window to front. Low level WC. Wash hand basin. Bath. Heated towel rail. Laminate flooring.

## Exterior

**Rear Garden** Patio and laid to lawn. Shed.

**Driveway** To side of property. Space for 2/3 cars

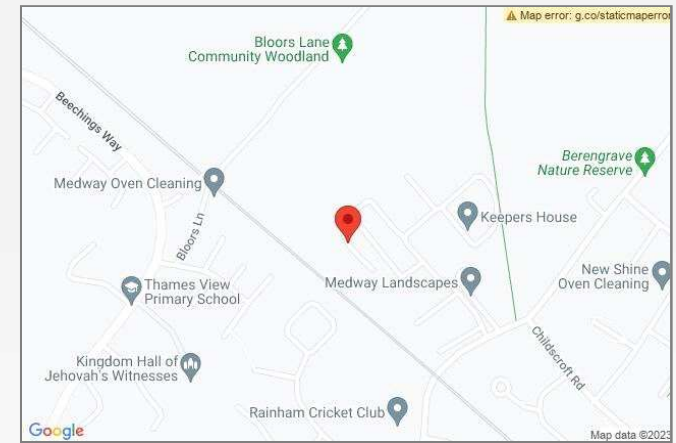






## Property Location

Boot Hill Drive, Rainham, Gillingham, ME8 7FD



**READY TO MOVE?  
Scan to instruct us**

## Additional Information

Estate Management Charge £304 per annum (estimated)

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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